

## **Revitalization of Reisterstown Steering Committee Meeting**

September 7, 2010 – meeting started at 7:05pm and adjourned at 8:55pm

**Attendance :** Glenn Barnes (co-chairperson), Mary Molinaro (co-chairperson), Carole Bognanni Sacra, Stephen Bouchard, Pat Long, Linda Percy, Bob Pollokoff, Kathy Gambrell, Shirley Smith, Karen Fitchett, George Harman, Nina Knoch, Laretta Nagel, Tony Richardson, Bill Keeney, Calvin Reter

### **Topics of Discussion for the Meeting**

Glenn opened the meeting and asked everyone to introduce themselves by name and relationship with Main Street as community representative, main street merchant, and property owner and manager.

Glenn said that no county employees could attend this evening's meeting.

Amy Mantay sent an email from Eric Tombs of SHA as a reply to her 7/8/10 email about the analysis of the crosswalk signage and light at Bond Avenue. He said that arrangements have been made to install signs for the crosswalks by late October. The traffic analysis for a light at Bond Avenue and Main Street was postponed until after the school year started and a new count should be taken by early October.

Bob Pollokoff from Fedder Management Corporation who is managing the Reisterstown Shopping Center presented an update on the property. His company was hired by the owners to work on the revitalization of the property and now there is some movement. The site plan was approved by the county for redevelopment of the North end of the property. They have 2 prospective tenants who will split the old Ames property and that will be remodeled. They have applied for a demolition permit for the property west of Ames up to Reisterstown Road. They have to prove the utilities have been disconnected and are working with BG&E to accomplish this without turning off the existing properties. They also have to prove there aren't any hazard problems in the soil and that is being tested. There are still 5 tenants in the North side. One will definitely be relocating to the lower East side and they are working with the other 4. They hope to have it resolved and be able to demolish by Spring, 2011. There is a restaurant going into the old Hollywood Video store. It is Hibachi Grill Buffet but not sure if they will keep the name. They hope to remodel and be ready to open Spring, 2011. There was some discussion about refacing the properties remaining to blend well and look pretty as well as what will be planned for the pad sites facing Reisterstown where the old Exxon station and Car Wash currently exist. Bob said there isn't anything defined yet.

Meeting Agenda items:

**1. *Forming a 501c3 Nonprofit with name TBD later, choosing attorney, cost.***

Discussed forming a 501c3 and the attorney that we might use. Linda Percy, community resident and past president of Country Club Estates, attended with a written quote (\$1,500 flat fee for her time plus filing fees that total \$700) to complete the paperwork and filing. Laretta spoke with a local attorney and accountant had a combined start of the organization and filing of tax returns (not the 501c3) quote of \$3,000. Contact was made with a Main Street attorney, who quoted an hourly rate without total hours for the project; so, it was hard to determine the total

value. A motion was made by Stephen to accept Linda Percy as the attorney for the corporation being formed and 2<sup>nd</sup> was made by Mary Molinaro. Discussion continued with a concern that without an organization with available funds we have no way to pay Linda's bill and therefore this is premature. With the hope to get the organization started quickly Linda agreed to get started on the paperwork while we contact organizations and seek donations to fund the organization. The motion was amended to include the funding issue and approved.

Linda Percy outlined the items we will need to address immediately:

- a. She stressed that as an organization we need to file a Personal Property Tax Return each year and a 990. Failure to do so can result in loss of the 501c3 status
- b. Need to determine what we are going to do and the way it is worded is important to be given the status – use of action words help and a few suggestions are:
  - 1) Work with County officials and Parks and Recreation to make Reisterstown...
  - 2) Develop municipal parking
  - 3) Install trash and recycle bins as well as benches in common areas
  - 4) Promote Reisterstown as a tourist attraction with signage
  - 5) Work with Reisterstown library to develop an amphitheatre for entertainment opportunities

Request everyone submit one liners by Friday, September 17<sup>th</sup> that can be used in the document

**6. *Our organization is just getting off the ground and in order to create a 501c3 we will need donations to cover our cost.***

Glenn is preparing a letter asking for donations to cover our legal fees to form the 501c3 from local groups such as Bloomin' Arts, Reisterstown Festival, Kiwanis Club, Rotary, Lions and Optimist Club. He will be looking for others to contribute as well.

**2. *Applying for a Grant – Forms Due by October 15, 2010***

Applying for Grant needs to meet the October 15<sup>th</sup> deadline. Kathy Gambrill agreed to chair the committee and will work with Linda Percy to get everything completed in time.

**3. *Update of meeting with the Office of Planning***

Everyone who attended the Sept. 1<sup>st</sup> meeting from the committee (Bill Keeney, Karen Fitchett, Kathy Gambrill, Stephen Bouchard, Mary Molinaro and Glenn Barnes) stated that it was a very positive discussion about establishing overlay districts for Reisterstown. Two maps were given by the Office of Planning which are now displayed at Long & Foster for future reference. Both cover the area from Franklin Boulevard up to Hanover Pike (at Butler Road) and Westminster Pike (at 795 entrance). One identifies the various zoning classifications on each property. The Charrette has been rescheduled to Spring, 2011 while the Planning Office starts examining, photographing, and measuring Main Street properties.

**4. *“Walking tours of Main Street”***

Some committee members participated in “walking tours of Main Street” identifying the properties that best represent the charm of Reisterstown and will share their thoughts with the county planners who will come to Main Street for their “walking tour” at 9:30am on Tuesday 9/14/10. A property feature checklist prepared by Kathy Gambrill was distributed to all in attendance.

**5. *Update of meeting with Pierce Macgill from Economic Development and Wayne Mixdorf, Director of the Parking Division on September 1<sup>st</sup>***

Bill and Glenn met with them and visited two possible sites to be considered for future public parking lots. They were viewed in a positive manner. One location is the school property between the current parking lot of Chatsworth Multi-Age Learning Center and the rear of Main Street properties. The ingress and egress may be on the paper street next to The Cow. Research needs to be done regarding potential ingress and egress to Bond Avenue. If this happens a light may be needed on Bond Avenue. This property could hold more than 100 cars. The 2<sup>nd</sup> property being considered is the land between the library and Franklin Elementary School on Cockeysmill Road. While walking the site, they also discussed the possibility of developing the property behind the library and school with possible amphitheatre and/or tennis courts for community use.

They discussed how to encourage the school system to modify both properties. Contact will be made with the county executive's office, county councilmen and the school board. George Harman mentioned that we need to be concerned about any environmental issues.

**7. *Continued newspaper coverage of our activities & staying focused and united as we continue discussions with Baltimore County planners.***

We are currently having an article in the Community Times each week to publicize the work of the group. A copy of this week's article was included with the Agenda. Mary said that ROG will have a booth at the Reisterstown Festival and Amy has agreed to make foam board posters we can use to talk to people as well as gather email addresses to get more people involved. She asked for people who would volunteer time to stand at the booth and talk to people. At a future date we will have town hall meetings to keep everyone informed as we move closer to the Spring Charrette.

Lauretta informed everyone that a book about Reisterstown has been published through Arcadia Publishing and she has ordered copies for her store. They should be here shortly.

Linda reminded everyone that we need to decide about the name, resident agent, physical address, and officers (President, Vice President, Secretary & Treasurer).

Mary will send an email with the list of names that have been suggested to date asking everyone to review and come up with a suggestion by the next meeting. The next meeting will be held Thursday, September 23<sup>rd</sup> - 7pm at Long & Foster.

Minutes prepared by,  
Mary Molinaro